

FILE NO.: Z-6848-C

NAME: Tract A Pleasantree Addition Revised Short-form PD-R

LOCATION: Located in the 1500 Block of Pickering Drive

DEVELOPER:

Icon Homes, Rodney Chandler
P.O. Box 23712
Little Rock, AR 72221

ENGINEER:

McGetrick and McGetrick Engineers
11419 Stagecoach Road, Suite 2100
Little Rock, AR 72210

AREA: 0.55 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Single building containing six (6) units

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Multi-family six (6) units

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

This 0.40 acres property located at the east end of Pickering Drive was dedicated to the Pleasantree Property Owners Association with the development of the subdivision to be used as a recreational area. A tennis court was constructed on the site. The Property Owners Association was unable to maintain the tennis court and later returned the property to the original developer.

Ordinance No. 18,298 adopted by the Little Rock Board of Directors on June 20, 2000, rezoned the property from R-2, Single-family to PD-R to allow the removal of the tennis court and the construction of a three unit attached single-family residential building. The structure was to be similar construction as the existing attached single-family structures located to the south and west.

Ordinance No. 20,428 adopted by the Little Rock Board of Directors on May 17, 2011, allowed a revision to the previously approved PD-R to allow the construction of three (3) single-family residential homes on individual lots. The proposed homes consisted of two (2) bedrooms, great room, one full bath, dining area, kitchen with an attached single car garage and two-car driveway. All homes were brick with vinyl siding on the exterior. The homes were proposed with a 20-foot front setback and a 25-foot rear setback. A privacy fence was proposed within the rear yard area of the homes. The homes contained 1,200 square feet of heated and cooled space and an additional 250 square feet of garage space. The homes were anticipated to lease in the \$1,100.00 to \$1,200.00 price category. This development was never constructed.

Ordinance No. 20,584 adopted by the Little Rock Board of Directors on June 5, 2012, allowed a revision to the PD-R zoning to allow the construction of a two-story single building with six (6) units. The apartments were proposed as two (2) bedroom units with living room, one full bathroom, dining area, kitchen and laundry room. The building was proposed with two (2) entry doors to promote a residential appearance with an all brick exterior to promote street appeal and a neighborhood friendly appearance. The development has not occurred.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The current request is to allow the development of the site with three (3) buildings containing duplex structures. The units are proposed containing 950 – 1150 square feet of floor area. The units are proposed as single level units. The plan indicates a total of 12 parking spaces to serve the units. The site plan indicates interior fencing will be placed in accordance with the R-2, Single-family Zoning District (maximum height of 6-feet). The units are proposed as brick with some siding. The roof pitch is indicated as 6/12 maximum. The site plan notes 1,370 square feet of open space or 44 percent.

B. EXISTING CONDITIONS:

This area is developed with one, two and six unit multi-family residences. The site proposed for development contains the abandoned tennis court. Uses to the east are multi-family accessed from Rainwood and Green Mountain Drive. North of the site along Rainwood Drive are three detached single-family homes. The streets are in place within the subdivision constructed to residential street standards per the Master Street Plan. There appear to be a couple of trees located on the site proposed for development.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received one informational phone call from an area resident. All property owners located within 200-feet of the site along with the Pleasantree Recreation Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. No residential waste collection service will be provided on private streets unless the property owners association provides a waiver of damage claims for operations on private property.
3. As commented on the previous application, the last three (3) western parking spaces must be eliminated and the curb line redesigned so that Chandridge Place Drive intersects Pickering Drive at a right angle. See marked up plan.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements if sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to the proposal. However, service to each of the buildings will require a distribution extension and may require an easement dependent on service point location. Please contact Entergy early in the process so details can be finalized.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. Contact Central Arkansas Water regarding extension of water service to this development.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
3. A water main extension will be needed to provide water service to this property.
4. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

5. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
6. Additional fire hydrant(s) may be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
8. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

Fire Department: Place fire hydrant(s) per code. Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: #8 Rodney Parham serves the intersection of Green Mountain and Rainwood.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the Rodney Parham Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density is for single-family homes at densities no greater than six (6) dwelling units per acre. The applicant has applied for a revision to the existing PRD (Planned Residential District) to allow the originally approved six (6) units to be in three (3) buildings rather than in the one (1) building as previously approved.

Master Street Plan: Pickering Drive is shown as a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to

adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (January 29, 2014)

Mr. Pat McGetrick of McGetrick Engineering was present representing the request. Staff presented an overview of the development stating there were additional items necessary to complete the review process. Staff questioned the proposed construction materials, requested Mr. McGetrick provide the proposed building elevations and requested additional information concerning any proposed fencing.

Public Works comments were addressed. Staff stated the three western parking spaces should be eliminated and the curb line redesigned so that Chandridge Place Drive intersected Pickering Drive at a right angle.

Staff noted comments from the other reporting departments and agencies suggesting the applicant contact them individually for additional clarification. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant has provided staff with additional information addressing comments raised at the January 29, 2014, Subdivision Committee meeting. The applicant has provided staff with an elevation of the proposed building design, construction materials and maximum height of the building. The applicant has also provided details of proposed fencing and redesigned the parking and entrance drive as requested by staff. The developer states if an agreement cannot be reached with the City of Little Rock regarding trash collection a contract will be executed with a private contractor.

The buildings are proposed residential in character. The buildings will be single story structures. The building is proposed with a total brick façade and architectural shingles. The roof pitch is a 6/12. The units are proposed with 950 square feet to 1,150 square feet. Any interior fencing will be per the typical R-2, Single-family development standard or a maximum of six (6) feet in height constructed of brick or wood.

The site plan indicates the placement of twelve (12) parking spaces and a total of six (6) units. Based on the zoning ordinance the typical minimum parking required to serve a multi-family development is nine (9) parking spaces.

The site plan indicates a total of 1,370 square feet of open space per unit or 44 percent of the total lot. Each of the units will have a covered patio area and a large rear yard. Although the overall density is 13.9 units per acre and exceeds the typical development standards of the future land use plan the density of the development is similar to the development to the east and to the south. This section of Pickering Drive contains a mixture of residential types including single-family, duplex and multi-unit structures. Staff does not feel the placement of a duplex development containing six (6) units is out of character with the surrounding area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 20, 2014)

The applicant was present. There was one registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Mr. Rodney Chandler, the developer, addressed the Commission on the merits of the request and stated he would yield his time to the opposition and address questions after they had spoken.

Ms. Marilyn Hughes addressed the Commission in opposition of the request. She stated her home was next door to the proposed development area. She stated she missed the meeting in 2012 and did not realize the development had previously been approved for 12-units. She stated there was not an outlet from Pickering Drive to the west. She stated most of the homes had ample parking but the townhomes did not. She stated when cars were parked in the street on both sides this limited access on Pickering Drive and emergency access was very much hindered. She stated currently cars parked on the site proposed for development. She stated staff indicated there were large areas of green space but she did not see any greens space or buffers adjacent to the street which would enhance the neighborhood. She stated the parking lot was located along Pickering Drive and did not provide a landscape strip or a green belt. She requested the Commission deny the request.

Mr. Chandler addressed the Commission stating the reasons the cars were parked on the site was because it was an abandoned tennis court the property owners association did not maintain. He stated his site plan exceeded the typical minimum parking requirements of the zoning ordinance. Mr. Chandler stated the previous approval allowed six (6) units and the current request was to allow six (6) units. He stated the only thing that changed was the number of buildings.

There was no further discussion of the item. The Chair entertained a motion of approval of the item as presented by staff. The motion carried by a vote of 10 ayes 0 noes and 1 absent.